

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Rolling Meadows 1st Addition Final Plat No. 02002

DATE: March 18, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: April 2, 2003

PROPOSAL: A final plat consisting of 23 lots.

LAND AREA: 78.682 acres, more or less.

CONCLUSION: The final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 14 I T, located in the N 1/2 of the SW 1/4 of Section 17, T9N, R6E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: SW 33rd and W. Pleasantdale Road

APPLICANT: Steve Champoux
Yankee, L.L.C.,
P.O. Box 84891
Lincoln, NE 68501-4891
(402) 476-6599

OWNER: Yankee L.L.C.

CONTACT: Robert L. Dean
Engineering Design Consultants, L.L.C.
630 No. Cotner Blvd., Suite 105
Lincoln, NE 68505
(402) 464-4011

EXISTING ZONING: AGR, Agriculture Residential.

EXISTING LAND USE: Undeveloped, with one residence. Streets are in place.

SURROUNDING LAND USE AND ZONING:

North: Acreage subdivision

AGR, Agricultural Residential

South: Acreage subdivision	AGR, Agricultural Residential
East: Agriculture	AG Agriculture
West: Agriculture	AG Agriculture

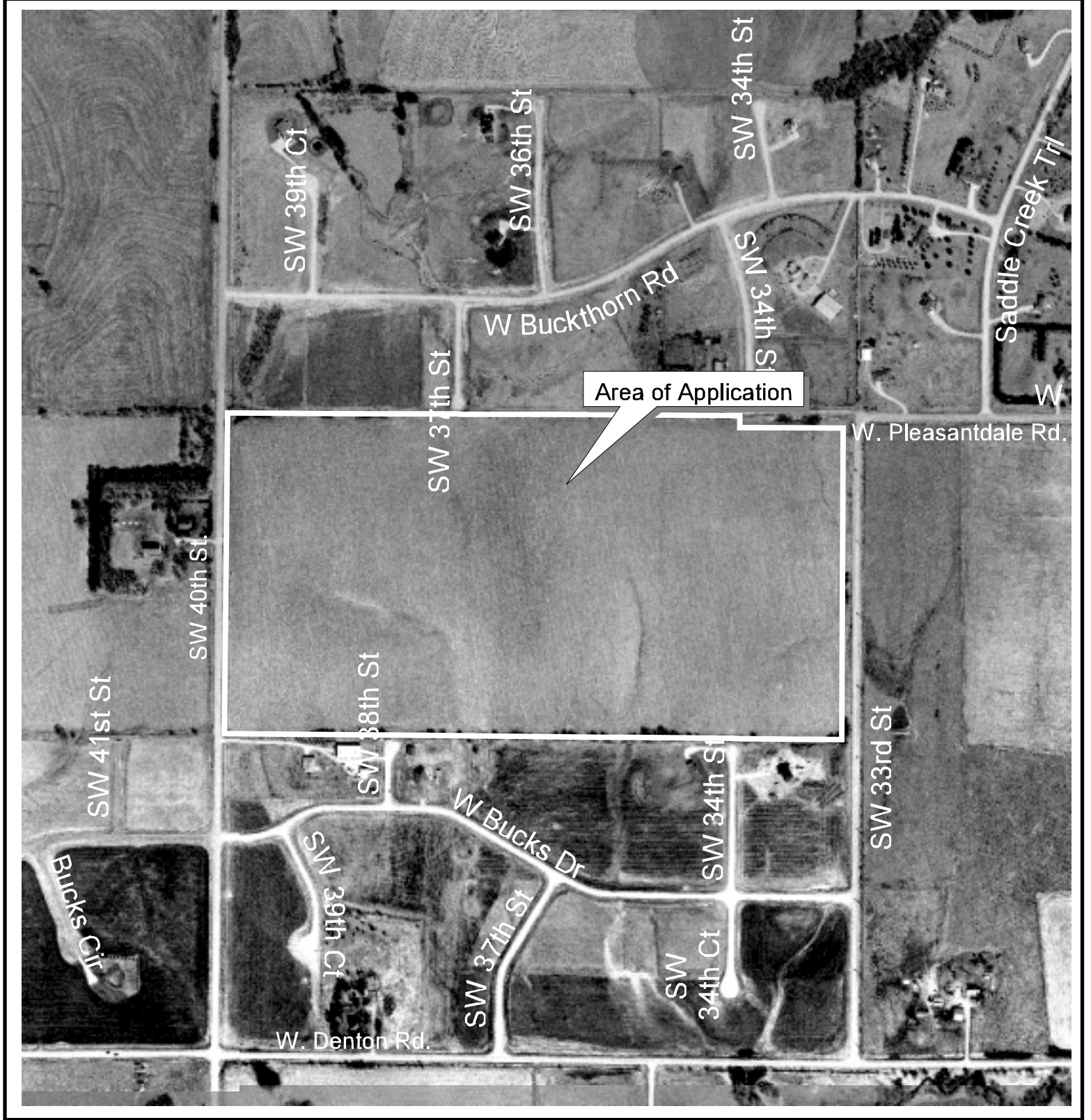
HISTORY: Rolling Meadows Preliminary Plat #01011 was approved on **October 17th, 2001** by the Planning Commission. Changed from AG to AGR in 2001 (CZ3332).

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Agreement for Escrow of Security Funds have been accepted for the completion of grading, final survey control and seeding and erosion control. Other improvements that were not waived in the Preliminary Plat are in place.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Mike DeKalb
Planner

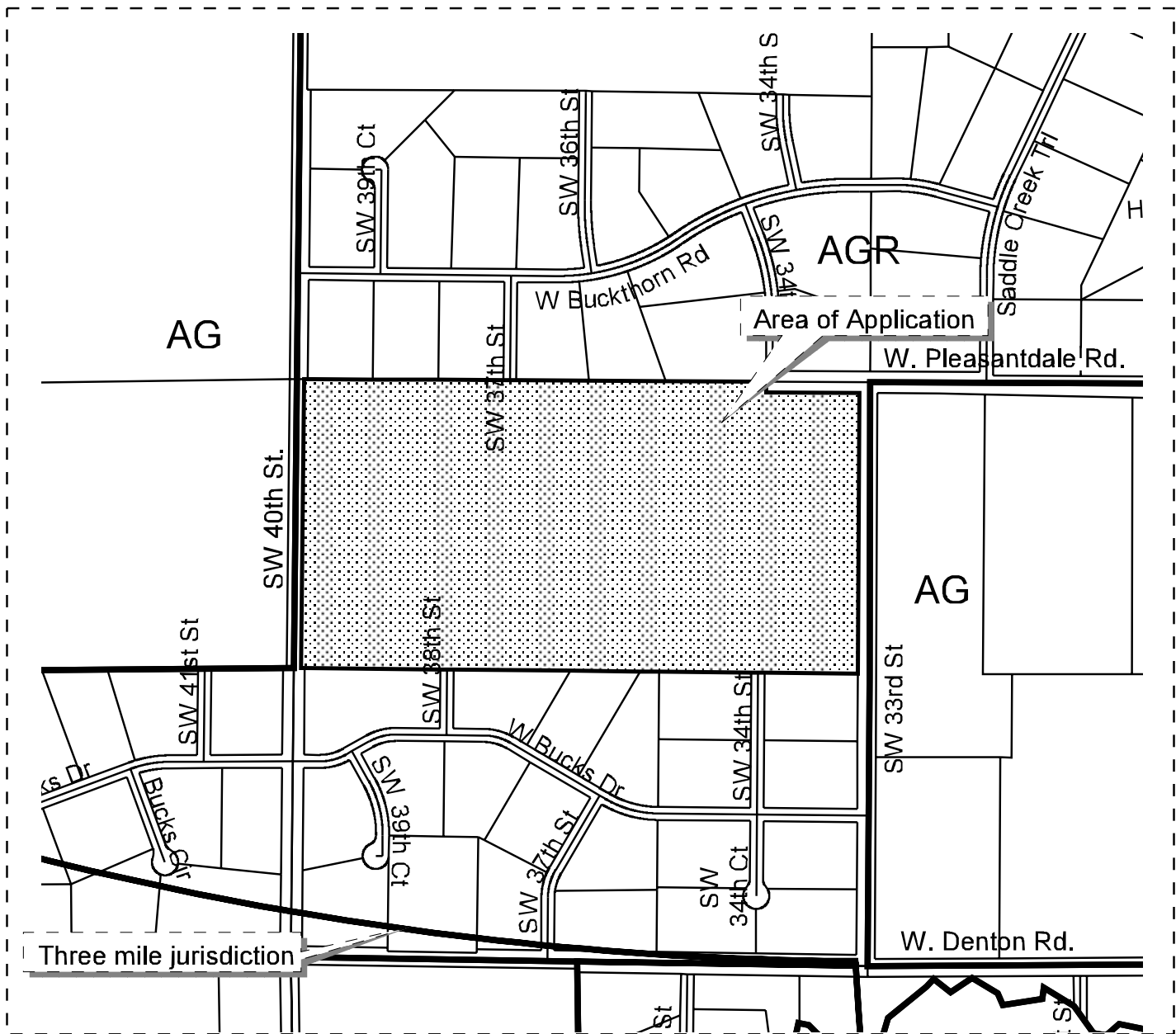


Final Plat #02002
Rolling Meadows 1st Add.



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.



Final Plat #02002 Rolling Meadows 1st Add.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

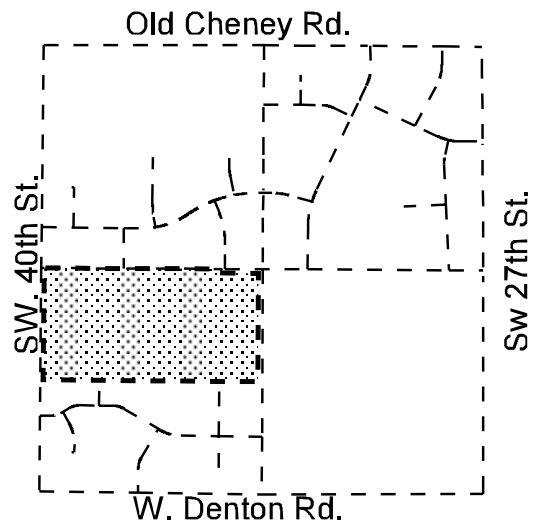
One Square Mile
Sec. 17 T9N R6E



Zoning Jurisdiction Lines



City Limit Jurisdiction



ROLLING MEADOWS FIRST ADDITION

FINAL PLAT

INDEX OF SHEETS

SHEET 1 - COVER SHEET

SHEET 2, 3, & 4

- FINAL PLAT

SHEET 5 - DEDICATION AND ACKNOWLEDGEMENTS,
LIEN HOLDER CONSENT AND SUBORDINATION AND ACKNOWLEDGEMENTS,
SURVEYORS CERTIFICATE AND PLANNING COMMISSION APPROVAL.

